

Application ref: 2024/2914/P
Contact: Gary Wong
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Date: 30 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Simply Architects
37 Esingdon Drive, Thame
THAME
OX9 3DS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
32 Mazenod Avenue
London
NW6 4LR

Proposal: Replacement of first floor and second floor windows to the rear elevation and side elevation and installation of a first floor window to the side elevation.

Drawing Nos: Location plan; PP-01; PP-02; PP-03; PP-04; PP-05; PP-06; PP-07.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan; PP-01; PP-02; PP-03; PP-04; PP-05; PP-06; PP-07.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a 4-storey mid-terrace property located at the west of Mazenod Avenue. The application building is not listed nor within any conservation area.

The proposal would involve the replacement of two first floor and two second floor windows to the rear and side elevation and formation of new opening for a new first floor window to side elevation. The replacement windows would be casement windows matching the existing while the new first floor side window would be vertical sliding sash window matching other side windows within the existing 3-storey rear outrigger. The proposed window replacement and new window would be at the rear of the host building and therefore would have limited visual impact to street scene. Overall, the proposal is acceptable and would not cause significant harm to the character and appearance of the host building and the surrounding area.

In terms of amenity impact, the installation of new first floor side window is not considered to cause any undue increase in overlooking to the neighbour at No.30 as a number of side windows already exist within the rear outrigger facing this neighbour. The resulting degree of mutual overlooking would not be unacceptable. Other proposed window replacements to the rear and side elevation would not cause any undue overlooking over and above what already exists in the local area. Given the nature and the scale of the proposed work, it would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light or outlook. Therefore, the amenity impact resulting from the proposal would be acceptable.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building

Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer